

TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

The 21st May, 1981

No. 10DP-81/8034.—In exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to modify the draft Development plan previously published,—*vide* notification No. 3006-16(8)-2TCP-78, dated 10th November, 1978 published in the Haryana Government Gazette (Extra.), dated 27th November, 1978 for the controlled area at Dharuhera and simultaneously pleased to publish the Draft Development Plan for the controlled area at Kapriwas, declared under sub-section 1(b) of section 4 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—*vide* notification No. 5807-2TCP-80, dated 8th August, 1980 published in Haryana Government Gazette, dated 10th September, 1980. The Draft Development plan of Dharuhera & Kapriwas Controlled Areas, alongwith restrictions and conditions proposed to be made applicable to controlled areas covered by it (given in the Annexures A & B to the Development Plan) at Dharuhera and Kapriwas, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the land shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the Official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning Department, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan before the expiry of the period so specified.

DRAWINGS

- (1) Existing Land Use Plan No. STP (G) 92/80, dated 3rd December, 1980.
- (2) Draft Development Plan No. STP (G) 93/80, dated 12th December, 1980.

ANNEXURE—A

Explanatory Note on the draft development plan of the controlled area around Industrial Estate at Dharuhera and Controlled area around School and Water Works—Kapriwas

INTRODUCTION

Dharuhera, a model village located at the cross junction of Delhi-Jaipur National Highway (No. 8) and Rewari-Sohna-Palwal State Highway has acquired a great importance as a big Industrial Centre during last few years. It enjoys the facilities of a centrally declared backward area viz., cash subsidy on fixed capital, relief in taxation & power rates etc. The Haryana Government has already set up an Industrial Estate of 209 hectares on the National Highway and has allotted plots to various entrepreneurs. The site is at a distance of 70 Km. from Delhi, 43 km. from Gurgaon, 17 k.m. from Rewari and 30 km. from Sohna. It has become very popular Industrial hub and a big demand has been registered by the Industrial Department during the last few months. The speculative trends in the purchase of land have started coming to surface with the increasing Industrial potential. In order to check such like trends and also to prevent haphazard growth, the Haryana Government through the Town and Country Planning Department declared around the Industrial Estate Controlled Area,—*vide* Haryana Government Gazette notification No. 243-2TCP-77, dated 24th February, 1978. It was subsequently extended by a separate notification appearing in the official Gazette No. 5807-2TCP-80, dated 8th August, 1980 wherein the area around Primary School and Water Works near village Kapriwas was declared as Controlled. Almost entire potential area starting from the boundary of Mohindergharh District upto village Dharuhera on both sides of Jaipur-Delhi road has been brought under control. The Development Plan has been stipulated for developing Dharuhera into full fledged Industrial Township upto 2001 A.D. The plan has been evolved taking into account topography, existing Industrial Estate, Existing abadi, linkages with various towns, quality of Agriculture land in this area & speculative tendencies.

The Department of Town and Country Planning published a Draft of the Controlled Area around Industrial Estate,—*vide* Haryana Government Gazette notification No. 3006-16(8)-2TCP-78, dated 10th November, 1978. This draft could not be made final due to two reasons. Firstly, number of topographical changes were likely to accrue with the constructions of Masani Barage which is being built on river Sahibi. Secondly, the demand of Industrial plots had increased and the Industries Department wanted to make realistic assessments about the same. The land towards Delhi side seemed to have found favourable response from the Industrialists of Delhi & speculative as well. Therefore if necessitated the extension of control on building activities towards Delhi side which could be brought by bringing more areas under the purview of Punjab Controlled Areas Regulations of Development Act, 1963.

EXISTING FEATURES

At present Dharuhera is a small village having a population of about 5,000 persons. It has a village Panchayat Patwari Ghar, Higher Secondary School and a small market to cater to the day-to-day needs of the village people and others in surrounding villages. State Bank of India and Syndicate Banks have a branch each

at Dharuhera. There is a beautiful Tourist Complex on the north-west side of the village. Many parts of the revenue estate of village Dharuhera and other villages in these controlled areas are covered with sand dunes. The long stretch of sand dunes on the north-west side of the Dharuhera village are worth mentioning where the present industrial estate has been located.

PLANNING PROPOSALS

The physical shape of the plan of Dharuhera is the out come of topography of land, Drainage & flood-ability quality of soil, linkage, trends of expansion and liking of the settlers. The original character of Dharuhera village has been maintained in the plan, although its physical morphology and economic characteristics will change totally with the development of areas around. The complex is being contemplated as new Industrial Townshi and the population figures have to be based on the working force likely to get employment by the year, 2001. An industrial area of 700 hectares, with a low density of industrial employment (plots being of big size and automation being in force i.e. 50 persons per hectares would give employee about 35,000 workers including supervisory staff. Assuming that 80% of workers will live in Dharuhera, and surrounding villages and at least 2 persons in a family will be employed in the factories, we are left with a population of 60,000 persons consisting of employees and their dependents. Assuming that an equal amount of population will be added by those employed in pursuits connected with the services, wholesale trades and shopping etc., the town should have a total population of 1,20,000 persons by 2001 A.D. Total unbanisable area contemplated in the plan is 1300 hectares and the overall density works to about 100 persons per hectare (40 persons per acre). So far as the residential area is concerned, the use being mainly by the Industrial workers a rather high density has been proposed touching 200 persons per hectare gross.

The main land uses given in the plan consist of residential Industrial, Wholesale and retail trades i.e. shopping and grain markets, Warehousing, transport & communication. Whereas the residential area has been kept around the existing settlement of Dharuhera, the industrial sector have been provided in the East in continuation of the existing Industrial Estate and have been stretched towards Delhi side. mainly due to the pull factor of Delhi and non-availability of land in the west due to flooding. The residential area, are likely to find favour with the employees working in the factories at Bhiwari (in Rajasthan) which is just 5 km. away from the proposed township. The wholesale market complex has been proposed on village Nand Rampur road keeping in to view the catchment area of Agricultural produce.

Preventive steps are suggested while locating various uses from the point of view wind direction, because of the adverse location of the existing industrial estate of 209 hectares. These steps could be in the form of leaving thick belts of vegetation and afforestation, in order to provide a curtain of greenery between the industrial areas and the residential areas.

Detail of various uses given in the plan are depicted in the following table :—

TABLE

Serial No.	Land use	Area in Hectares	Percentage
1	Residential	400	30.51
2	Industrial	670	51.14
3	Commercial	100	7.68
4	Transport and Communication	5	0.38
5	Roads	55	4.20
6	Green belt and open spaces	80	6.09
Total		1,310	100.00

Residential

The new town is to be inhabited by mainly industrial workers. Thereby the major development is expected to be the form of industrial housing appartments or in the form of majority of smaller developed plots. Density in such areas generally go high. Assuming a density of 300 persons per hectare the total requirement of land for a population of 1,20,000 for residential purpose will be of the order of 400 hectares. About 60 acres of land is earmarked for the existing village and for further extension of its residential limits. The reservation for residential areas have been made on the southern and along the eastern side of the Delhi-Jaipur highway, surrounding the existing village of Dharuhera, in order to firstly make use of the available infrastructure in the first phase and secondly to harmoniously intergrate the housing residential areas with markets and work-places. This will avoid un-necessary loan on transportation net work. To protect these areas from possible air pollution because of the wind direction, a sizeable strip of green belt has been proposed between the industrial and residential sectors.

Industrial

Exploiting the topography consisting of sand dunes, the cost considerations in the existing industrial estate of about 209 hectares was developed on the north-west of Delhi-Jaipur road. Because of the Physical and Political constraints of expansion in the south and west, the additional reservation of land of about 461 hectares for industrial purpose has been proposed on Delhi Jaipur road.

The total land for industrial purpose in the whole complex will be about 600 hectares. Some small nallahs and creeks pass through the north eastern parts of this area and create ponding area at one place. These will have to be taken care of during detailed planning.

Commercial

Besides serving as a main whole sale market for industrial goods, the proposed industrial town of Dharuhera, will also serve as a regional marketing centre for the surrounding areas. Although the convenient shopping facilities shall be provided within the residential sectors, yet a separate reservation of about 200 acres of land has been made to cater to the needs of whole sale market, Grain Mandi, Vegetable Market, Ware-housing and Motor market, etc. Since grain market, Subzi Mandi, Ware-housing and Motor Market cause traffic congestion the location of these uses has been so proposed that the main N.H. No. 8 does not get blocked.

Transport and Communication

There are two major scheduled roads i.e. N.H. No. 8 and P.S.R. State Highway which passes through this area. These two roads have been accommodated in the development with the width proposed to be widened to 60 metres.

As required under the provisions of the Punjab Scheduled Roads and Controlled Areas Restrictions of un-regulated Development Act, 1963, strips which minimum width of thirty metre width have been left out as green belts on both sides of these roads. About 12 acres of land has been reserved for bus-stand, in the north-west side of the commercial sector.

Open Spaces

Although open spaces will be proposed in the layout of various sectors, a big patches of land has also been provided in the development plan. The open space triangular in shape, formed by the junction of National Highway No. 8 and Palwal-Sohna-Rewari road has been reserved for public parks and the expansion of the existing Tourist Complex. A green belt of 100 metres width will be left on both sides of the national Highway No. 8 wherever practical.

Agricultural Zone

The remaining part of the controlled area excluding the urbanisation proposals has been reserved as Agricultural Zone. This Zone will, however not eliminate the essential building development within this area such as the extension of existing villages contiguous to Abadicheh, if undertaken under a project approved/sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as an agricultural area.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given effect to, by a set of Zoning Regulations, which form part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in various major land uses and stipulated that all development and change of land use shall be in accordance with the details shown in the sector plans of each sector, thereby ensuring the preparation of the detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

Zoning Regulations

Governing uses and development of land in the controlled area around the industrial estate at Dharuhera and controlled area around School and Water Works Village. Kapriwas as shown in drawing No. S.T.P. (G) 93/80, dated the 12th December, 1980.

1. General

These regulations forming part of the development plan for the controlled area around the industrial state at Dharuhera and controlled area around School and Water Works Village. Kapriwas shall be called 'Zoning regulation' of the Development Plan for the controlled area around industrial estate at Dharuhera and controlled area around School and Water Works Village Kapriwas.

The requirement of these regulation shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed there under :—

II. Definitions

In these regulations :—

- (a) "Approved" means approved under the rules.
- (b) "Building rules" means rules contained in part VII of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (c) "Drawing" means drawing No. S. T. P. (G) 93/80, dated the 12th December, 1980.
- (d) "Floor Area Ratio" (FAR) means the ratio, expressed in percentage between the total floor area of building on all floors and the total area of the site.
- (e) "Group Housing" means housing in block without divisions into street and independent plots with necessary open spaces and sites for community facilities.
- (f) "Light Industry" means Industry not likely to cause injurious or obnoxious noise, smoke gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream, manufacturing, aerated waters, atta chakkies, with power laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe making and re-aining, fuel depots, etc
- (h) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (i) "Extensive Industry" means an industry set up with the permission of the Government and is extensive employing more than 100 workers and may use any kind of motive power or fuel, provided they do not have any obnoxious features.
- (j) "Heavy Industry" means an industry to be set up in public or Semi-public or private sector with the permission of the Government if the cost of machinery is more than one crore rupees.
- (k) "Obnoxious or Hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluent, explosive, inflammable material, etc. and other hazard to the health and safety of the community.
- (l) "Material Date" means the 28th March, 1978 in respect of land within the controlled area notified under section 4 of the Punjab Scheduled Roads and controlled Areas Restrictions of Unregulated Development Act, 1963,—vide Haryana Government notification No. 943-2TCP-77, dated 24th February, 1978, appearing in Haryana Government Gazette of 28th March, 1978 and 10th September, 1980 in respect of controlled area declared around School and Water Works Village Kapriwas notified,—vide notification No. 5807-2TCP-80, dated 8th August, 1980.

- (m) 'Non-conforming use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan.
- (n) 'Public utility buildings' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal services including fire station.
- (o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules, 1965 as amended upto date.
- (p) 'Sector density' and 'Colony Density' shall mean the number of persons per hectares in sector area or colony as the case may be.

EXPLANATION

- (i) In the definition of the 'Sector Area' or 'Colony Area' shall means the area of the sector or colony as bounded with the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding the area unfit for building development within the sector or the colony as the case may be.
- (ii) For the purpose of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building Plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall assumed
- (q) 'Site coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (r) 'The term' Act, Colony, Development Plan, Sector and Sector Plan shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules, 1965, and
- (s) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restrictions of Un-regulated Development Act, 1963.

Major Land Uses/Zones

(1) For purposes of these regulations the several parts of the controlled area indicated on drawing shall be reserved for the following major land uses and to be designated as under ;—

- (i) Residential Zone.
- (ii) Commercial Zone.
- (iii) Public & Semi-Public use.
- (iv) Industrial Zone.
- (v) Transport and Communication Zone.
- (vi) Open Spaces.
- (vii) Agricultural Zone.

IV. Division into Sectors

Major land uses mentioned at Serial No. 1 to 4 in regulation III above, which are land uses mainly for building purposes, have been divided into sectors and each sector shall be designated by the number of indicated on the drawing.

V. Detailed Land uses within Major uses

Main ancillary and allied uses which subject to other requirements of these regulations and of the rules; may be permitted in the respective major land uses/zones, are listed in Appendix 'A' sub-joined

VI. Sector not Ripe for Development

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water-supply drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. Sectors to be developed exclusively through Government Enterprise

(1) Change of land use and development in sectors which are under commercial zone, shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (i) above the Government may reserve, at any time any sector for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservation of Major Roads

(1) Land reservation of major roads shall be as under :—

V-I(a) Delhi-Jaipur Road	.. N.H. No. 8 of existing width (through Agriculture Zone)
V-I(b) Sohna Road/Jaipur Road	.. Existing width widened to 60 M width
V-I(c) Road to village Nand Ramour	.. Existing width in Agriculture Zone
V-2 Western periphery Road	.. 45 meters width.
V-3 Sector Roads	.. 30 meters width
V-4 Roads	.. 25 meters width.

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

IX. Industrial Non-Conforming use

With regard to existing industries shown in zones other than industrial zones in the development plan such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned.

(a) Undertakes to pay to the Director as determined by him, the proportionate charges towards the external development of this site as and when called upon by the Director to do in this behalf, and

(b) during the interim period, makes satisfactory arrangements for discharge effluent to the satisfaction of the Director.

X. Discontinuance of Non-conforming use

(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity it shall be allowed to be redeveloped only for a conforming use.

XI. Relaxation of land use within Agricultural Zone

In case of any land lying in agricultural zone Government may relax the provisions of this development plan :—

(a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date on stamp paper.

(b) for use of land as an individual industrial site (as distinct from an industrial colony) provided that—

- (i) the land was purchased prior to the material date.
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
- (iii) the owner of land secures permission for building as required under the rules ; and
- (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

Explanation.—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

XII. Development conform to Sector and Zoning Plan

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and the approved layout plan of the colony in which the land is situated.

XIII. Density, size and distribution of Plots.

(1) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of twenty per cent variation allowed on either side of the prescribed sector density.

(2) In the case of residential colony allowed under regulation IX the density of the colony area shall not exceed the limits as laid down below :—

For area up to 100 hectares	.. 150 persons per acre.
For areas larger than 100 hectares	.. 100 persons per acre

XIV. Individual sites to form part of approved Layouts

No permission for erection or re-erection of building on a plot shall be unless :—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in regulation XI above and
- (ii) the plot is accessible through road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

Minimum size of the plots for various uses

(1) Minimum sizes of plots for various types of uses shall be as below :—

- (i) Residential plot .. 50 square metres
- (ii) Residential housing or slum-dwellers housing schemes approved by the Government .. 35 square meters
- (iii) Shop-cum-residential plot .. 100 square meters
- (iv) Shopping booth including covered corridor or pavement in front 20 square metres
- (v) Industrial plots .. 200 square metres

(2) The minimum area under a group housing estate shall be 0.4 hectare.

XVI. Site coverage and height of buildings in various use

Site coverage and height up to which building may be erected within independent residential and industrial lots shall be according to the provisions contained in chapter VII of the rule., in the case of other categories, th^o

maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under regulation XVIII shall be as under :—

Type of use	Maximum coverage on ground	Maximum floor area ratio
(i) Group housing	.. 33½ per cent	150 per cent
(ii) Government offices	.. 25 per cent (including parking and garages)	50 per cent
(iii) Commercial plots within commercial zone	.. 50 per cent (if air-conditioning is not done)	150 per cent
(iv) Commercial plots within neighbourhood shopping	75 per cent if air-conditioning is done 50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XVII. Building Lines in front side and rear

Building lines in front, side and rear.—(1) Every building shall also conform to the building lines in front of the plots shown on the sector plan or on the layout plan of the approved colony.

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot is shown on the sector plan or on the layout plan of the approved colony, side open space shall be provided as required under the rules.

(3) Space at the rear of every Plot shall be governed by the provisions of the rules.

XVIII. Architectural Control

Every building shall conform to architectural control wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

XIX. Provision of Farm Houses outside abadi Deh in Agricultural Zone

A farm house in Agricultural Zone outside abadi Deh of village may be allowed subject to the following conditions :—

(i) N farm house shall be permitted within one K.M. of the Dharuhera Industrial/Residential Complex.

(ii) Farm houses shall be permitted on the farms having not less than two hectares of area.

(iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hectares .. 150 square metres

For every additional 0.4 hectare (with maximum of 300 square metres) .. 15 square metres

(iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.

(v) It shall be atleast 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a maximum set back from the edge of the road as under :—

(r) Where the road is by-pass to a scheduled road .. 100 metres

() Where the road is a scheduled road .. 30 metres

) Any other road

XX. Relaxation of Development Plan

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the development plan on principle of equity and justice on payment of such development charges and on such condition as it may deem fit to impose.

APPENDIX 'A'

I. Residential Zone—

- (i) Residential
- (ii) Boarding Houses
- (iii) Social, Community, Religious and Recreational Buildings
- (iv) Public Utility Buildings
- (v) Educational buildings and all types of schools and colleges where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Retail shops and Restaurants
- (ix) Local Services Industries
- (x) Petrol filling stations
- (xi) Bus Stops, Tonga, Taxi, Scooter and Rickshaw stands
- (xii) Nurseries and green houses
- (xiii) Any other minor need ancillary to residential use

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II. Commercial Zone

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and storages
- (iv) Commercial offices and banks
- (v) Restaurants, hotels and transient boarding houses including public assistance institutions providing residential accommodation like Dharamshala, tourist house, etc.
- (vi) Cinemas and other places of public assembly like theatres, clubs, dramatic clubs, etc. run on commercial basis
- (vii) Professional establishments
- (viii) Residential on the first and higher floors
- (ix) Local Service Industry
- (x) Petrol filling stations and service grades
- (xi) Public Utility Buildings
- (xii) Loading and unloading yards
- (xiii) Parking spaces, bus stops, taxi, tonga and Rickshaw stands
- (xiv) Town Parks
- (xv) Any other uses which the Director in public interest may decide

As per sites shown on the sector and zoning plans

III. Industrial Zone

- (i) Service Industry
- (ii) Light and Medium Industry
- (iii) Extensive Industry
- (iv) Heavy Industry
- (v) Obnoxious/Hazardous Industries
- (vi) Warehouses, Cold-storages and other storage godowns
- (vii) Public Utility buildings, community recreation and social buildings, retail shops
- (viii) Parking, loading and unloading areas
- (ix) Petrol filling stations and service grades

As per No. 1 Residential Zone

These uses may be permitted on the sites specially indicated for such use in the sector plans and under such conditions as indicated on the zoning plan of the area with the special permission of the Government.

IV. Public and Semi-Public Zones

- (i) Educational Institutions

V. Transport and Communications Zone

- (i) Roads and Road Transport Depots Parking area
- (ii) Petrol-filling stations
- (iii) Bus stops, bus queue shelter, check-post, check barriers at approved places
- (iv) Electric Telegraph and Telephone Transmission line
- (v) Road side tree plantations
- (vi) Land drainage and irrigation channels
- (vii) Any other use which the Government in the public interest may decide

As approved by the Director

VI. Open spaces

- (i) Green belt and parks
- (ii) Parking areas
- (iii) Tourist resorts including restaurants, etc.
- (iv) Public utility buildings
- (v) Dwelling for watch and ward staff
- (vi) Cemeteries and cremation grounds, etc.
- (vii) Any other use which the Government in public interest may decide

As approved by the Director

VII. Agriculture Zone.--

- (i) Agriculture, Horticulture, dairying and poultry farming
- (ii) Village houses within abadi deh
- (iii) Farm houses outside abadi deh subject to restrictions as laid down in zoning regulation XIX
- (iv) Expansion of existing villages contiguous to abadi deh if undertaking under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurisation plants
- (vi) Water-supply, installation including treatment plants
- (vii) Drainage and sanitary installation including disposal works
- (viii) Wireless stations
- (ix) Godowns/Storage spaces for agriculture inputs and outputs as approved by the Director
- (x) Weather station
- (xi) Land drainage and irrigation, Hydro-electric works and tubewells for irrigation
- (xii) Telephone and electric transmission lines and poles
- (xiii) Mining and extractive operations including lime and brick-kiln stone quarries and crushing subject to rules and at approved sites provided that none of these operations are sited within 300 metres of the edge of any National, State or District Highway
- (xiv) Cremation and burial grounds
- (xv) Petrol-filling stations and service grages
- (xvi) Hydro-electric thermal sub-stations
- (xvii) Any other use which Government may in public interest decide

As approved by the Director

A. K. SINHA,

Special Secretary to Government, Haryana,
Town and Country Planning Department.

D H A R U H E R A

EXISTING LAND USE
CONTROLLED AREA AROUND INDUSTRIAL
ESTATE DHARUHERA & AROUND SCHOOL
& WATER WORKS KAPRIWAS

LEGEND

- STATE BOUNDARY
DISTRICT BOUNDARY
BOUNDARY OF CONTROLLED AREA AROUND INDUSTRIAL ESTATE
BOUNDARY OF CONTROLLED AREA AROUND SCHOOL & WATER WORKS
VILLAGE BOUNDARY
RAILWAY ROAD
KATCHA KUSTA
VILLAGE/BAWUP
INDUSTRIAL AREA
PUBLIC & SEMI-PUBLIC USE / PUBLIC VILLAGE
STATE RECREATIONAL AREA / GROUND, GROUND, ETC.



NOTE: 1. CONTROLLED AREA AROUND INDUSTRIAL ESTATE DECLARED FOR
REDEVELOPMENT BY THE GOVT. OF HARYANA IN 1975.
2. CONTROLLED AREA AROUND SCHOOL & WATER WORKS DECLARED FOR
REDEVELOPMENT BY THE GOVT. OF HARYANA IN 1975.
3. THE EXISTING LAND USE PLAN WITH RESPECT TO CONTROLLED
AREA AROUND INDUSTRIAL ESTATE DECLARED IN 1975.
FROM THE GOVT. OF HARYANA, DATED 15.11.1975.



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DRAWN BY

C. K. Singh

PLANNING AUTH.

D. K. Singh

JOINT TOWN PLANNER

D. K. Singh

JOINT TOWN PLANNER

D. K. Singh

SENIOR TOWN PLANNER

D. K. Singh

DIRECTOR

D H A R U H E R A

DRAFT DEVELOPMENT PLAN
CONTROLLED RISK AROUND INDUSTRIAL
ESTATE DHARUHERA & AROUND SCHOOL &
WATER WORKS KARNATAK.

90	RESIDENTIAL	\$280
200	COMMERCIAL	250
300	HOUSEHOLD	300
400	TRANSPORT & COMMUNICATIONS	400
500	OFFICE SERVICES	500
600	AGRICULTURAL LAND	600
700	PROFESSIONAL SERVICES, RESEARCH	700
800	OTHER SERVICES	800



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